



BONSMARA DRIVE

Bridgwater, TA6 4BD

Price £219,950

Tamlyns

PROPERTY DESCRIPTION

Nestled on Bonsmara Drive in the charming town of Bridgwater, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The well-appointed bathroom ensures convenience for daily routines, while the inviting living areas offer a warm and welcoming atmosphere for family gatherings or entertaining guests. One of the standout features of this home is the extended rear garden, which provides a perfect outdoor space for gardening enthusiasts or for enjoying sunny afternoons with family and friends.

For those with vehicles, the property includes a driveway, allowing for easy parking and accessibility. Additionally, the absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home without delay.

Situation

TERRACED HOUSE*TWO BEDROOMS*KITCHEN*LIVING ROOM*DOWNSTAIRS CLOAKROOM*BATHROOM*PARKING*GARDEN

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

Accommodation

All sizes are approximate.

Entrance

Door into Kitchen with stairs to upper floor, electric sockets and mounted gas radiator with thermostat and smoke alarm

Kitchen

11'11" x 9'10" (3.640m x 3.022m)

Double glazed window to front and gas radiator with upper cabinets and lower base units with also storage space for free standing fridge.

Cloakroom

4'9" x 2'9" (1.464m x 0.849m)

WC with sink basin and mounted gas radiator.

Living Room

13'0" x 11'11" (3.978m x 3.650m)

French doors opening out to south facing garden with gas radiator and electric sockets.

Landing

Doors to all upper floor rooms, loft access, gas radiator and double electric socket.

Bedroom One

13'0" x 8'9" (3.974m x 2.678m)

Double bedroom with double glazed window to rear, gas radiator and multiple double electric sockets.

Bedroom Two

13'0" x 8'3" (3.980m x 2.538m)

Double bedroom with twin double glazed windows to front, gas radiator, door to storage cupboard.

Bathroom

6'7" x 6'4" (2.013m x 1.939m)

WC with sink basin and bath/shower with mounted gas radiator.

Garden

Low maintenance south facing extended garden and patio with outside tap and rear access gate. The garden is used by the current homeowner for growing food one side and the rest is used as the lawn.

Parking

Driveway for one car

Council Tax

B

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating
- Mains drainage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

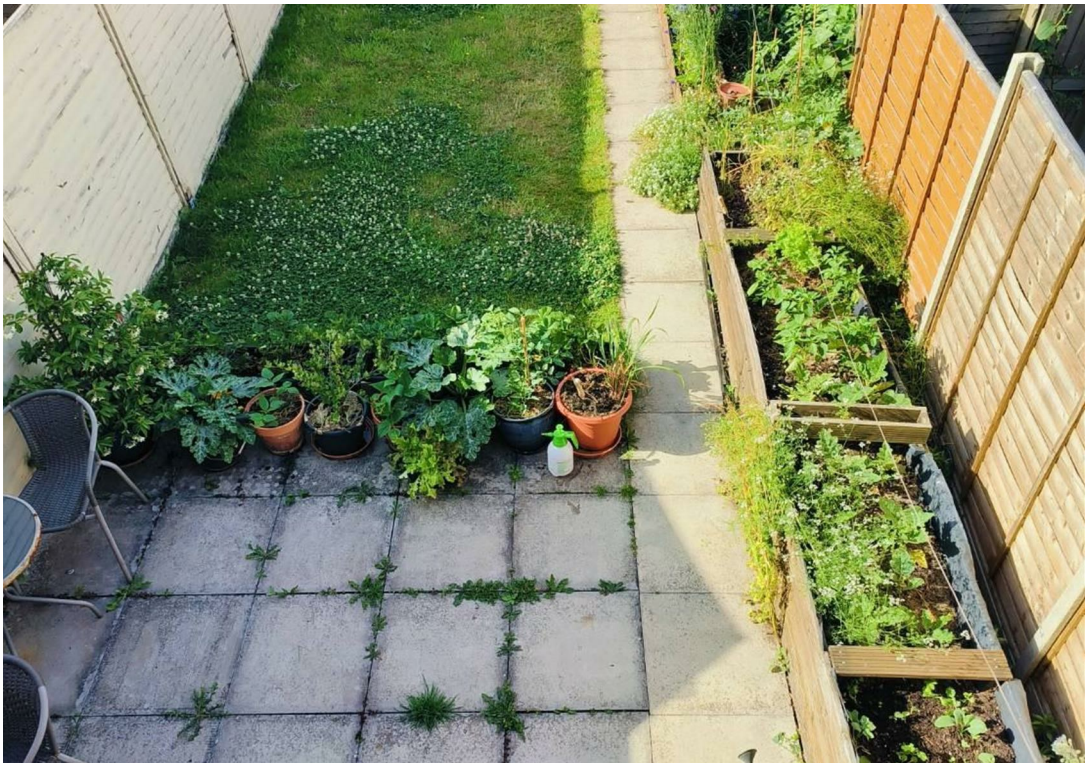
checker.ofcom.org.uk/en-gb/broadband-coverage

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Flood Information:
flood-map-for-planning.service.gov.uk/location



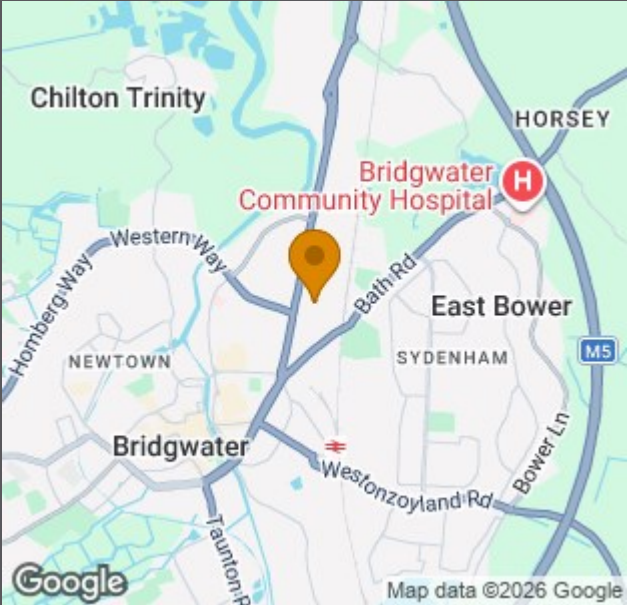




PLAN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

